

Town of Bristol
Zoning Board of Appeals
March 19, 2019

Upcoming Meeting

Dates:

joint meeting with PB
on 4/1/19-start work on
zoning updates after
Comprehensive Plan
completed

Members Present: Marty Snyder, Steve Smiley, Donna Beretta, Jen Sanford and Sandra Riker

Excused: John Krebbeks

Guests: Ed Egan, Beth Knauf

Minutes: The minutes of October 11, 2018 were approved with a motion by Marty Snyder with a second by Donna Beretta. All Board members present approved.

Egan Area Variance: Mr. Egan would like to put a second pole barn being 24' by 40' in size on his property at 7601 Gregg Road, a/k/a 123.00-1-14.100 and he is unable to meet the side yard setback of 25' and is asking for a 20' reduction giving it a 5' setback. Upon presenting his building permit to the Code Office, Officer Chris Jensen made the determination he would need to ask the ZBA Board for an area variance for the reduced side setback. At this time it was noted by the Code Officer that this application would not need to go to Ontario County Planning as it was a single variance related to a single family dwelling accessory structure.

The Chairman opened the public hearing. Mr. Egan advised the Board that the parcel was very narrow and to complicate matters there is a drainage area from the steep slopes to the back of the parcel that is between the house and the east side lot line. The Board asked if he considered placing the new barn to the front of his parcel and Egan replied the septic system is in front of the house and the layout of the driveway and present barn makes the only clear choice to be between the house and east side lot line.

The Board advised Mr. Egan they are uncomfortable with granting a variance so close to the lot line and would prefer to have it be 15' from the side lot line allowing for only a 10' reduction to the required distance of 25'.

The Board also asked if Mr. Egan would consider removing the small existing shed that is in the same area as the proposed new accessory structure. He said he may remove it as it is not in good condition.

The public hearing was closed.

SEQRA was reviewed by the Board and a Negative Declaration was declared with a motion by Steve Smiley and a second by Donna Beretta. All Board members present agreed.

The criteria for an area variance was reviewed and all five points were found to be No effect on the neighborhood so a motion was made by Jen Sanford to grant an area variance reduction of 10' so the 20' by 40' accessory structure could be placed 15' from the east side lot line with a second by Donna Beretta. The Board polled as follows: Snyder aye, Sanford aye, Smiley aye, Beretta aye.

Other Business:

- Walker Area Variance for construction of a pole barn at 3676 Stetson Road: Board would like to know if Walker had followed the requirements had placed on the variance and an update on his progress.
- Sexual Harassment training will be offered again by Town of Canandaigua-March 28th, at noon. Will it be offered again?

There was no other business to discuss so the meeting was adjourned with a motion by Steve Smiley and a second by Marty Snyder.

Respectfully submitted,

Sandra Riker

Secretary to the Town of Bristol
Planning and Zoning Boards